157.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,800 / 623,800
					USE VALUE:	623,800 / 623,800
					ASSESSED:	623,800 / 623,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DACEY ROBERT F & NUALA F/TRS
Owner 2:	DACEY FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	111 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DACEY ROBERT F & NUALA F -
Owner 2:	-
Street 1:	111 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,942 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Wood Shingle Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4942.000	245,900		377,900	623,800
Total Card	0.113	245,900		377,900	623,800
Total Parcel	0.113	245,900		377,900	623,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.05 | /Parcel: 330.0

Legal Description

User Acct

104121

GIS Ref

GIS Ref

Insp Date

07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 157.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,900	0	4,942.	377,900	623,800	623,800	Year End Roll	12/18/2019
2019	101	FV	206,700	0	4,942.	377,900	584,600	584,600	Year End Roll	1/3/2019
2018	101	FV	206,700	0	4,942.	318,500	525,200	525,200	Year End Roll	12/20/2017
2017	101	FV	206,700	0	4,942.	291,500	498,200	498,200	Year End Roll	1/3/2017
2016	101	FV	206,700	0	4,942.	248,300	455,000	455,000	Year End	1/4/2016
2015	101	FV	195,000	0	4,942.	215,900	410,900	410,900	Year End Roll	12/11/2014
2014	101	FV	195,000	0	4,942.	199,700	394,700	394,700	Year End Roll	12/16/2013
2013	101	FV	195,000	0	4,942.	190,000	385,000	385,000		12/13/2012

!12254!

PRINT

Date	Time
12/11/20	02:21:28

LAST REV

Date	Time
12/01/20	09:55:10
jorourke	
12254	

USER DEFINED

Prior Id # 1:	104121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DACEY ROBERT F	68705-529		1/3/2017	Convenience	1	No	No		
	13177-293		4/1/1977		44,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2017	982	Insulate	2,110	C				
6/7/2016	760	Insulate	2,872					
5/13/2016	633	Re-Roof	6,750					reroof
11/27/2006	1024	Wood Dec	8,600			G8	GR FY08	20X12 & 7X4 L SHAP
11/4/1997	665	Manual	2,000					7 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing Chag		
1/15/2000	Inspected	264	PATRIOT
11/29/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4942		Sq. Ft.	Site		0	70.	1.09	7			Ledge	-5					377,893						377,900	

Total AC/HA:	0.11345	Total SF/SM:	4942	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 377,893	Spl Credit		Total: 377,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334090
Depreciation:	88200
Depreciated Total:	245890

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

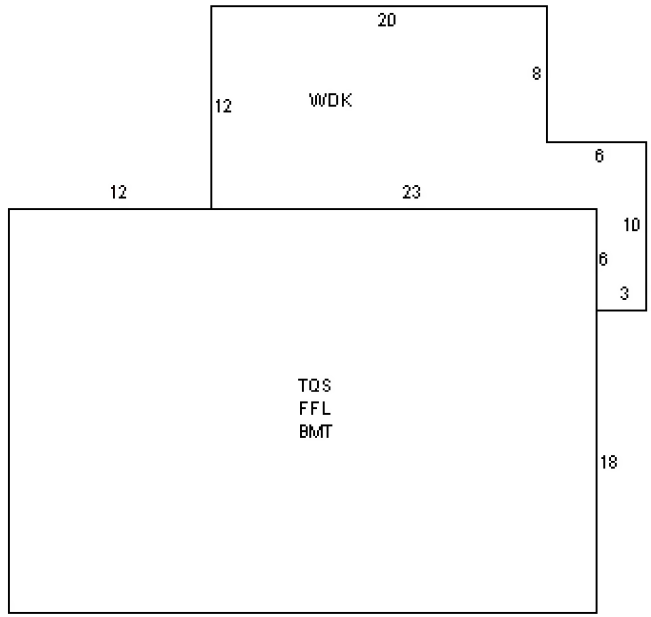
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	94.87
Final Total:	245900	Val/Su SzAd	167.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	56.060	47,091
FFL	First Floor	840	141.030	118,469
TQS	3/4 Story	630	141.030	88,852
WDK	Deck	282	9.500	2,678
	Net Sketched Area:	2,592	Total:	257,090
Size Ad	1470	Gross Are	2802	FinArea 1890

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: